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UNIVERSITY OF CALIFORNIA

County planning San Diego Co.
City planning San Diego

san dieguito community planning program



RURAL ESTATE

This designation is assigned to areas in which typical development would include single family detached homes on sites of two acres or more and where connection to a public sewer system may be waived by the Director of Public Health if on-site sewer disposal systems are acceptable. (1 DU/2 Ac.)

RURAL RESIDENTIAL

This residential category is found on the map in areas where typical development would include single family detached homes and where sewers of minimum capacity and other public services may be required. (1 DU/Ac.)

VERY LOW RESIDENTIAL

These are areas where typical development would include single family detached homes on at least 1/2 acre sites in standard subdivisions. Sewers and other public services would be required. (2 DU/Ac.)

MEDIUM LOW RESIDENTIAL

In these areas, development would typically include single family detached homes in standard subdivisions or clustered design PRD projects. Such areas would require a high level of urban services. (3 DU/Ac.)

LOW RESIDENTIAL

These areas would support typical development that may include single family dwellings, duplexes, garden apartments, and planned residential developments (PRDs). A high level of urban services as well as good access would be required. (7 DU/Ac.)

MEDIUM RESIDENTIAL

These are areas in which typical development would include single family dwellings, duplexes, garden apartments, planned residential developments, and mobile-home parks. PRD standards would be encouraged. A high level of urban services and good access would be required. (10 DU/Ac.)

MEDIUM HIGH RESIDENTIAL

This category would be assigned to areas where typical development would include cluster type housing such as townhouses and condominiums. Planned residential development standards would be encouraged. A high level of urban services with good access would be required. (16 DU/Ac.)

HIGH RESIDENTIAL

These would be areas where typical development would include relatively high density multiple family dwellings which would require the highest level of urban services. Such areas would have access to good transportation facilities but they should not be located where they will suffer significantly from the noise and air pollution of traffic corridors. (25 DU/Ac.)

FLOOD PLAIN

These are areas demarcated by flood plain maps, especially tree and field crops, flowers, and landscaping and boarding facilities as well as some other uses. Construction should be limited to single family dwellings specifically related to agriculture. Parks and recreation should assure sustained agricultural production.

LAGOON

Areas where development would be strictly regulated or prohibited in order to preserve the natural ecosystem. Uses could include parks, recreation, and natural terrain open space.

RETAIL - OFFICE - PROFESSIONAL

These areas primarily are intended for customary type facilities for comparison shopping, convenience and personal shopping facilities and space for offices. Any other uses may be permitted only after design review and approval. Signs should be regulated strictly and relate only to services or products available on the property. Such areas could include uses as professional offices, post offices, hospital and health service facilities, and other service offices.

GENERAL COMMERCIAL

These are areas primarily intended for heavier uses such as automobile agencies, trailer sales, repair shops, equipment sales, animal hospitals, drive-in facilities and other uses oriented to major roads. Also included are areas primarily designated for those types of outdoor recreational facilities which generate larger traffic volumes and generally require relatively large acreage.

NEIGHBORHOOD COMMERCIAL

These areas are designated to provide space for markets, drug stores, and personal service facilities which customarily are located within reasonable walking distance of the residential areas they serve.

INDUSTRIAL

Areas intended for non-polluting industries would be naturally buffered or isolated from surrounding land uses. Non-polluting industries such as corporation offices, research and development firms, and specialized manufacturing with adequate buffering, parking access, and landscaping would be encouraged. A high level of urban services would be required.

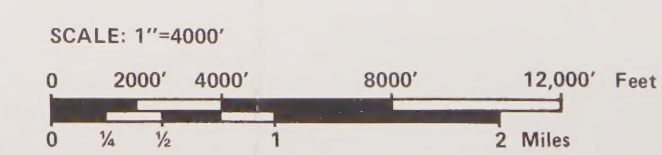
INCORPORATED AREA

PUBLIC OR SEMI-PUBLIC OWNERSHIP

- | Existing | Proposed General Location |
|-------------------------------|---------------------------|
| Parks | P |
| Regional Park | R |
| Elementary School | E |
| Junior High School | J |
| High School | H |
| Public Facilities & Utilities | PU |
| Fire Station | F |
| Library | L |
| Post Office | PO |

EXISTING ROADS

- Freeway
- Prime Arterial
- Major Road
- Collector Road



SAN DIEGO COUNTY PLANNING DEPARTMENT
COMMUNITY PLANNING DIVISION

The San Dieguito Community Plan is not specific, precise nor certain in the boundaries of the proposed land uses, and is not a zoning map, however all zoning must be consistent with adopted community goals and objectives.

This Community Plan in no way supercedes the adopted land use, circulation, or public facilities plans of any political entities lying wholly or partially within this planning area.

CERTIFICATES OF ADOPTION

I hereby certify that this Plan, consisting of a text and this map, reflects the revisions of General Plan Amendment [GPA 75-02 Subitem (3)], is the San Dieguito Community Plan, is a part of the Land Use Element - Section II, Part VI, and Section III - of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 12th day of September, 1975.

Jerry Hollingsworth, Chairman

Attest: Bruce H. Warren, Secretary

I hereby certify that this Plan, consisting of a text and this map, reflects the revisions of General Plan Amendment [GPA 75-02 Subitem (3)], is the San Dieguito Community Plan, is a part of the Land Use Element - Section II, Part III, and Section III - of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 19th day of December, 1975.

Dick Brown, Chairman

Attest: Porter D. Cremans, Clerk of the Board